

## DEPARTMENT OF PLANNING AND ZONING

Sent via E-mail

September 7, 2016

Mr. Jon Frederick  
Alexandria Housing Development Corporation  
801 N. Pitt Street, Suite 121  
Alexandria, VA 22314

Re: DSUP #2016-0008 – 930 North Henry Street  
Completeness Comments

Dear Jon:

This letter serves to inform you that City staff has completed its review of the Completeness Plan submitted for the above referenced project. The submitted plans, received August 16, 2015, have been deemed **incomplete**. Staff finds that the project in its current form is not ready to advance to the Verification of Completeness phase of the site plan review.

The next step will be a second Completeness submission, based on the preliminary checklist. The attached comments are based upon the submitted Completeness Plan, routed August 16, 2016. Staff is pleased with the improvement of the building architecture and site design that have been provided. The Applicant will need to address the parking ramp slope as previously commented upon, demonstrate how stormwater requirements are being met, and provide all required turning movements. Please ensure that all comments are addressed in the drawings or in the response to comments. We recommend a meeting with City staff to review the enclosed comments.

In the event you have any questions please feel free to contact me at 703-746-3845 or at [nathan.imm@alexandriava.gov](mailto:nathan.imm@alexandriava.gov).

Sincerely,

Nathan Imm  
Urban Planner, Planning & Zoning

cc: Robert M. Kerns, AICP, Chief of Development  
Dirk H. Geratz, AICP, Principal Planner, Development Division  
Maya Contreras, Urban Planner, P&Z  
Shanna Austin, Development Coordinator, T&ES

Please respond in writing to the following comments:

## **PLANNING AND ZONING**

### **Applications**

1. The maximum allowable FAR for the CRMU-H zone is 2.5. The FAR may be increased through the use of Section 7-700 with the provision of affordable housing as this project is intended. Please provide text and tabulations accordingly to demonstrate the use of and compliance with the bonus density as provided in Section 7-700.
2. A modification to permit less than the required 25% crown coverage is required.

### **General Comments**

3. As previously commented, the sidewalk along First Street does not appear to meet the minimum required width of fourteen feet per the Braddock Metro Neighborhood Plan. Revise plans and provide dimensions accordingly.
4. What is the western edge condition of the N. Henry Street sidewalk – there is an undescribed strip between sidewalk and plantings. Please provide more information/clarity on the dimension plan as to the width of all features that total the provided building setbacks.
5. In previous comments, the multiple entry/exit points for the playground were raised as concerns. Per the comment response, it states that the southern walkway from the street is an emergency egress. Please explain the nature of that emergency egress. Is this intended to serve the entire courtyard as well as the playground? If so, how would this function as the comments state that the playground is locked at all times. Is this southern walkway desirable or necessary? Please explain why the Shelter residents versus the multi-family housing residents would need different entries? What are the security concerns associated with the playground?
6. The frontage along First Street is roughly 120', yet with a tree spacing of 30' o.c. as listed in the BMNP Design Guidelines, only one tree had been provided. Alter spacing or locations to provide for more trees along this frontage.
7. Recent direction provided by the Environmental Policy Commission (EPC) of Alexandria has indicated that tree, shrub, and perennial plantings should consist of a majority of native species. Consider alternate selections to the non-native species utilized.
8. The Crown Coverage calculation provided on the Preliminary Landscape Plan does not meet requirements. In the Landscape Guidelines, and as noted on the Crown Coverage Calculations (see asterisk), plantings above structure can only be counted for 50% of their designated allowance. All trees shown within the property line, according to the architectural plans, are above structure, and therefore need to be discounted. Accordingly, the plans do not meet the required minimum percentage of crown coverage. See also Applications section above.
9. Tree designation UPC is unknown/not referenced.

10. From the tree survey, it appears that several of the trees to be removed are on adjacent property. Please clarify the coordination with adjacent property owners regarding this removal. Included in this are several trees that may be in the public right-of-way.
11. Several of the street trees along N. Henry are shown as significant in size and in good shape. It appears that several of these may be preserved through proper means. Please clarify any construction limitations that would negate this, and/or provide tree preservation mechanisms accordingly.
12. Provide information on the depth of soil/planting medium to ensure that the plantings shown comply with the City of Alexandria's Landscape Guidelines. As the depth of soil has an impact on the structural design, provide concept-level information at this stage, at a minimum, to ensure that the required depth will be provided.
13. The Open Space Plan and BMP Outfall Plan do not appear to be coordinated. The implication from the BMP outfall plan appears that the area over the garage ramp has utilities or other that prevent use of green roof. If so, this equipment would need to be deducted from the open space plan. The BMP Outfall Plan is confusing as to what level these elements are one – the floor plan is confusing. Provide an indication on the landscape plan as to the nature of the green roof(s).
14. The Open Space Plan appears to conflict with the floor plan at the parking ramp. Floor plan shows a generator well where open space is indicated.

*Building Design*

15. The color of the southern portion of the building, both the brick and mullions, appears very dark. Consider utilizing lighter colored materials.
16. Investigate solutions to the building tops of the southern portion of the building so that they provide a more dynamic roofline. This applies to both the brick section up to Floor 6, as well as the metal façade of Floor 7. Greater variation in parapet heights is one possibility.
17. Study an all-glass or predominantly glass façade for the “seam” that separates the northern and southern sections of the building to provide a stronger break in the façade, with glass extending from floor to ceiling.
18. The pergola at the north corner of the 2-3 floor stepback appears somewhat out of proportion in regard to the visual weight of its top. Examine alterations to the proportions of this structure, possibly reducing the depth and bulk of the primary members.
19. The faux windows on the northern elevation above the second floor (west side, recessed, of north face) appear undesirable. Provide real windows instead.
20. Consider an “industrial” look to the windows on the southern portion of the building, such as a ladder style of horizontal mullions, or other expression to distinguish between it and the northern wing.
21. Please ensure the legibility of the rendered elevations and perspectives – some of the elevations are difficult to read due to the computer-rendered shadow (ex. 1/A4.01)

Zoning

- F-1 The Braddock Road Metro Station Small Area Plan height maps show maximum heights of 77' for commercial and 90' for residential. Proposed height for this mixed use building is 85'.

**References to heights are corrected. See Comment C-10 regarding the measurement of building height which may change the proposed overall height.**

- C-4 Applicant must submit an open space plan to demonstrate compliance with the requirement to provide 40% of the lot as open space.

**The plan states 8,793 (25%) square feet of ground level open space is provided, the remaining open space is located on the roof top. In the CRMU/H zone a determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable.**

- C-5 Applicant must identify the zones and uses of adjacent properties and apply zone transition setbacks (7-900).

**The property across the street is zoned RB, which is located in the Parker-Gray District where the front building line shall be the same as the front lot line or such other line consistent with the character of the district that the board of architectural review approves. No zone transition setback is required.**

- C-6 The proposed building appears to exceed the height to centerline ratio (6-403(A)).

**The building complies with the height to centerline ratio, but the distances from the centerline of the street to the building face are incorrect in the comment response letter.**

- C-9 **Revised Comment: SUP97-00196 required 21 spaces for the homeless shelter use. There is no substantial change to the size or operation of the shelter proposed. The homeless shelter must continue to provide 21 parking spaces.**

- C-10 Indicate the height of the proposed parapet walls. If greater than 3' above the roof then the overall height of the building must be taken to the top of the parapet wall. (2-154(D))

**Plans indicate portions of parapet wall are taller than 3'.**

- C-13 Applicant must explain the three raised roof forms facing First Street and North Henry Street.

**These raised roof forms now appear to function as parapet walls and will add to the overall height of the building see comment C-10.**

### **TRANSPORTATION AND ENVIRONMENTAL SERVICES**

#### **Findings:**

1. The plan is deemed incomplete.
2. Transportation Planning and Transit have no comments on this submission.
3. The materials used for the sidewalks shall be in compliance with the City's policy of sidewalks. (I- ROW)

#### **Comments (Completeness items that must be addressed with the next submission):**

1. Sheets C9.00 and Sheets C9.10: Provide detailed computations showing all the parameters used in the computations. The total area used in pre and post development runoff generation is different; therefore, remove the discrepancy and revise the computations. (I- ROW)
2. Per previous Comment # 17, ramp slope percentage, 15%, is not acceptable. Maximum allowable is 12% with winter treatment. Is there any transitional area on the ramp? How many parking spaces need to be removed in order to meet the parking slope requirement? Show the percentage on the drawing. (Transportation/ I-ROW)
3. For the next submission, update the SWM narrative with specific details of how SWM requirements are met. (Storm)
4. For the next submission, include details for the BMPs. (Storm)
5. It is unclear how the vegetated roof BMP is providing 885-cf in the VRRM spreadsheet site compliance summary, when the BMP Selections table shows 448-cf. It is also unclear how 1.02-lb TP reduction and 3.97-lb TN reduction is achieved with

the BMPs shown. The reviewer was able to verify WQ compliance, but with different results. Please clarify. (Storm)

6. Per the preliminary checklist, provide vehicle turning movements circulating in the garage with AASHTO standard vehicle. (Transportation)
7. Sheet A2.00: Provide more clearance for the bike storage at P1 between the access door and adjacent parking space. (Transportation)

Comment (Non-Completeness Items that should be provided with the next submission):

8. Add site plan signature block to the lower right hand corner of each sheet. Include site plan number in the signature blocks. (Site Plans)
9. Install different material for the ramp and loading area to differentiate the 2 areas. (Transportation)
10. At the northwestern leg of the intersection of First & N. Henry, angle the improved curb ramp on the west side of N. Henry Street to be perpendicular with the curb. (Transportation Planning)
11. The proposed bus stop on N Henry Street can be removed from the plan as WMATA has eliminated the 10S route. (Transit)

Future Conditions:

12. Since this project discharges the wastewater to the Potomac Yard Offsite Trunk Sewer (PYTS), a contribution to the future improvements in PYTS will be required. Staff will provide the amount of contribution when writing the conditions. (I- ROW)
13. Since the sanitary lateral shall be connected to a manhole owned by AlexRenew, the applicant shall obtain authorization from AlexRenew to connect to their manhole. An inside drop connection shall be made to the manhole of the existing Potomac Yard Offsite Trunk Sewer. (I- ROW)

AlexRenew Comments:

1. No additional comments at this time.

VAWC Comments:

2. VAW does not have additional comments at this time.

## **ARCHAEOLOGY**

1. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. A more detailed explanation of the archaeological requirements is immediately below:
  - a. Phase Ia is background history (a historical narrative to provide context for evaluation, Chain of Title, overlay maps).
  - b. Phase Ib is preliminary testing (mechanical trenching, definitely in the area of the privy, but possibly in other areas, if warranted by the historical background).
  - c. Phase II is further assessment of the integrity of the privy and other possible resources (probably fully uncovering the privy and sinking a test unit into it to see what's in it, how deep, etc.).
  - d. Phase III is full excavation, analysis of artifacts, and final report (excavating the whole privy, if it is discovered).
2. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. \* (Archaeology)
3. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
4. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

## **Archaeology Findings**

- F-1 Historical maps and documents indicate this property was part of a tract of land owned by Captain Richard Conway in the late eighteenth century. Conway died at the beginning of the

nineteenth century and his heirs sold a 28-acre portion of his estate—which included the parcel at 930 N. Henry St.—to John Gadsby in 1808. Gadsby divided the 28 acres into four parcels and sold them. Civil War-era maps depict an enormous privy (9 ft. by 16 ft.) located on the property directly under the “U-shaped” building on the south end of the lot. Later in the first two decades of the twentieth century the parcel was part of the Alexandria Glass Company bottling factory. The property therefore has potential to yield significant information about the Civil War in Alexandria as well as the early twentieth-century bottling industry in Alexandria.

- F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

Code

- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

**CODE ADMINISTRATION**

No additional comments for this submission.

**FIRE DEPARTMENT**

Findings

1. The following comments are for completeness review only. Additional comments may be forthcoming once the Applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or [maurice.jones@alexandriava.gov](mailto:maurice.jones@alexandriava.gov).

**Acknowledged by applicant.**

2. All new fire hydrants on property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance, and service. This will be evaluated on a case by case basis.

**Acknowledged by applicant.**

Recommendations

3. To improve fire department operational capabilities, it is recommended that all stairways extend to the roof level for direct access to the roof.



**Design has been revised to include roof access in both stairways.**

Code

4. The The Applicant shall provide a separate Fire Service Plan which illustrates **where applicable:** a) emergency ingress/egress routes to the site; b) one fire department connection (FDC) for buildings under 5 stories or 55 feet or two sufficiently remote FDC's for buildings over 5 stories or 55 feet; c) FDC's located within one hundred (100) feet of any existing or new fire hydrants d) new fire hydrants installed not less than forty (40) feet from building e) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; f) emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet; g) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

**a) Routes are by public road.**

**b) Applicant has provided two FDC's.**

**c) Hydrants are within required distance from FDC's.**

**d) Hydrants are existing.**

**e) Hydrants are existing and appropriately spaced.**

**f) No EVE required. Site is bordered by public streets.**

**g) Fire line shown. Size will be determined once fire sprinkler system demand is determined.**

5. The Applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. This information will determine if item 6 requirements apply.

**Applicant has provided this information.**

6. If building or structure is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. Equivalency may be demonstrated through methods outlined in the City Fire Prevention Code Appendix D. All elevated structures designated as an EVE shall be designed to AASHTO HS-20 loadings.

**There is adequate fire department access to this site.**

7. The Applicant shall provide two wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The two copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314.

**Acknowledged by applicant.**

8. A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

**Acknowledged by applicant.**

9. The Applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed for compliance with the radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
  - a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
  - b. The building or structure design shall support minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
  - c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
  - d. Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dBm when transmitting or receiving.
  - e. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the Applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above

requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. A bi-directional amplifier or other powered equipment must consist of two power sources:

- a. Primary Source: Dedicated branch circuit.
- b. Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.

Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

**Acknowledged by applicant.**

~~10. The fire service plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:~~

**No EVE required. Access from public roads. Requirement deleted.**

~~11. Show fire apparatus vehicle turning radius based on the following specifications:~~

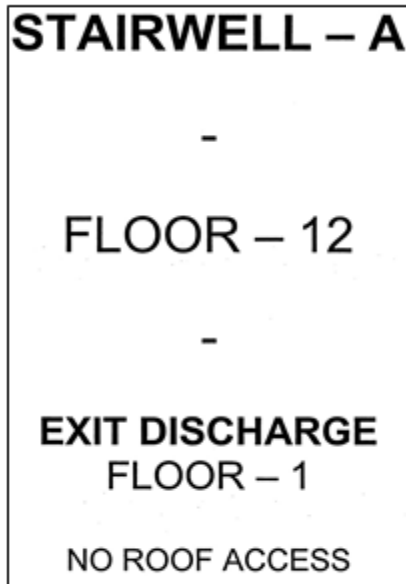
**Road alignment not changing, existing conditions will remain. This condition has been deleted.**

12. Provide Stairway Identification. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval before occupancy.

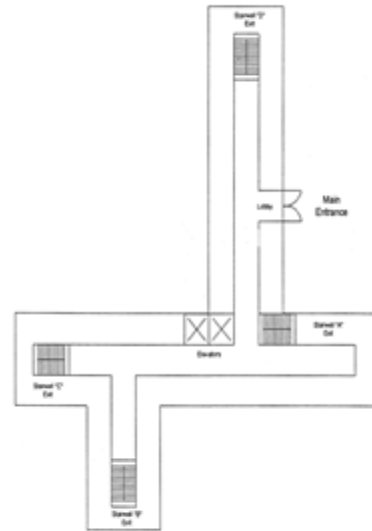
Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color.

In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the building exterior and the

general layout of the lobby of the first floor. Stairways shall be denoted by letter as required.



Ex. Stairway Identification Sign



Ex. Building Footprint Sign

**Acknowledged by applicant.**

13. Existing fire hydrants shall remain in-service and unobstructed during construction.

**Acknowledged by applicant.**

## **HOUSING**

1. The applicant should continue working with DCHS on the design of the new homeless shelter and on the interim plan for the shelter and its associated services during the construction phase of the project.
2. An Affordable Housing Plan, as described in Part C of the City of Alexandria Procedures Regarding Affordable Housing Contributions, will need to be submitted. Following staff review, the applicant will present the Affordable Housing Plan to the Alexandria Housing Affordability Advisory Committee for feedback prior to consideration by City Council.

## **REAL ESTATE**

1. Real Estate comments were not addressed in the Response to Comments. Provide responses to the following with the next submission.

2. We have no objection to the project, but do have concerns. We recall the garage next door was part of a plan to redevelop with Carpenter Shelter back in 2006.
3. What affect will this project have on Tony's Garage? Will this project prevent the redevelopment of Tony's Garage in future due to structural/engineering problems being adjacent to Carpenter's Shelter?
4. As an appraiser we endeavor to value for the "highest and best use" of a given parcel. It seems that Tony's Garage would be unduly encumbered if this project prevents them from redeveloping in future to their highest and best use.